

BESPOKE

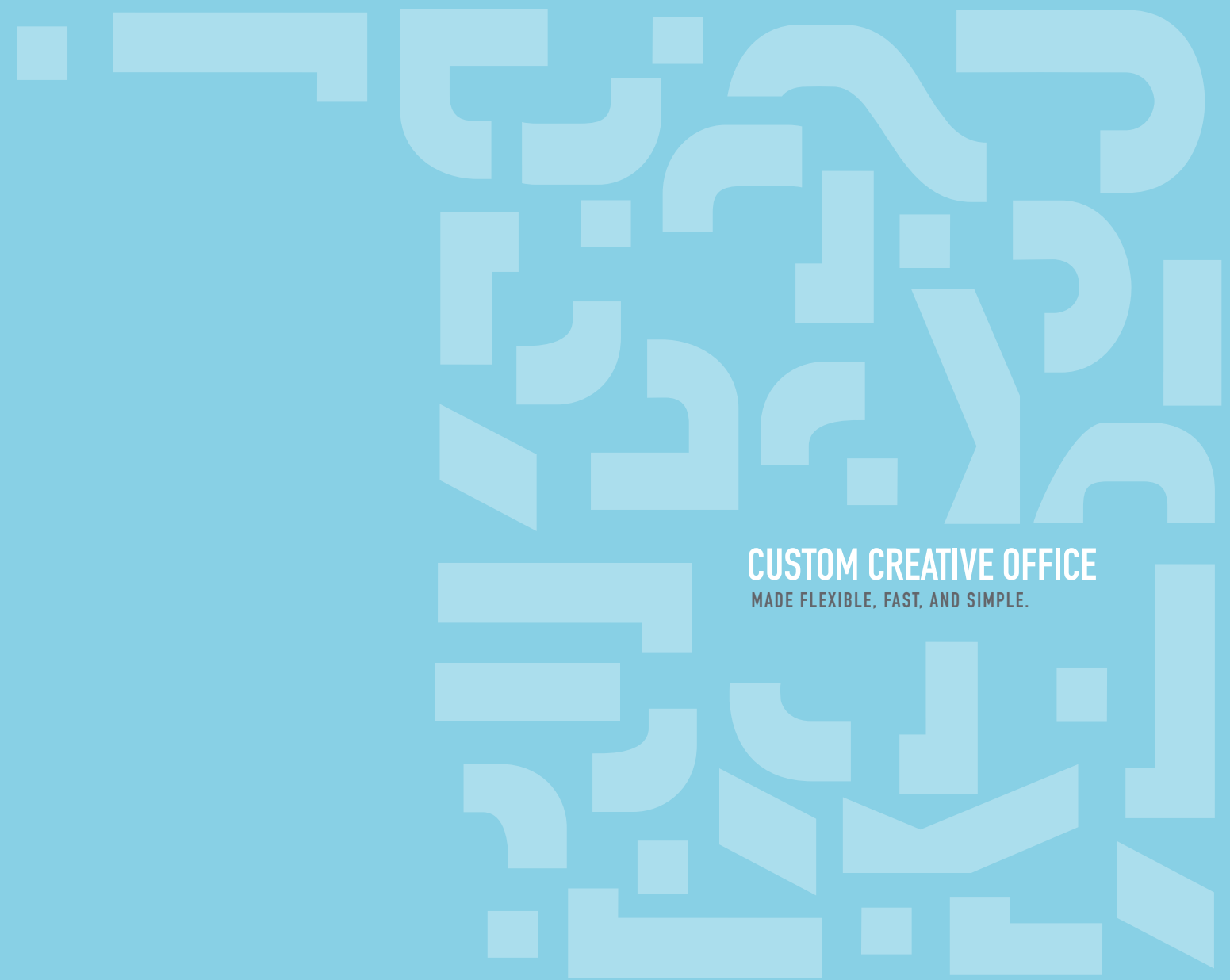
BY HARBOR ASSOCIATES

CENTURY CITY



CUSTOM CREATIVE OFFICE

MADE FLEXIBLE, FAST, AND SIMPLE.



CUSTOM CREATIVE OFFICE
MADE FLEXIBLE, FAST, AND SIMPLE.



CENTURY CITY

+

**10281 PICO BOULEVARD
LOS ANGELES**

CUSTOM CREATIVE OFFICE

NOW AVAILABLE FOR LEASE

Bespoke Century City is ideal for savvy innovators and leaders who want the best of both worlds when it comes to creative office environments. The branding and customization inherent to owning a building. And the freedom and flexibility of leasing office space. Now, it's possible. Naming rights. A customized building sign, wall graphics, or eye-catching mural. Exterior paint and rooftop of your choosing. Concrete floors. Feature stairs. The list goes on. It's time to choose brand freedom over restrictions.

Design flexibility over limitations.

35,156 RSF
FOUR STORIES



IDEAL LOCATION, TREMENDOUS CUSTOM CREATIVE OFFICE OPPORTUNITY



- Located in the upscale Century City sub-market of iconic Los Angeles, California
- Custom creative office space for a variety of tenant types including leading media, tech, entertainment, and professional service firms
- Highly customizable exterior, including upgrades to signage, wall graphics, paint and an outdoor amenity area
- Highly customizable interior and infrastructure, including brand wall graphics, finishes, ceiling features, lobby design, conference room design, kitchen and restroom designs, elevators, and even power and HVAC
- Available for lease with flexible terms surrounding custom renovations, with building naming rights included
- Immediately adjacent to Westfield Century City, which recently underwent an \$800 million renovation, including destination retail, dining, and luxury hotels
- Two miles from world-famous Beverly Hills luxury shopping district featuring boutique shopping, five-star restaurants and iconic hotels
- In close proximity to both the Interstate 405 and 10 freeways, and the pending Metro Purple Line extension



BESPOKE
CENTURY CITY

FLOOR	RSF	DESCRIPTIONS
4th Floor	10,713 RSF	Full Floor/Shell Condition
3rd Floor	10,635 RSF	Full Floor/Shell Condition
2nd Floor	10,720 RSF	Full Floor/Shell Condition
1st Floor	3,088 RSF	Reception/Tenant Amenity Lounge

TOTAL BUILDING SIZE: 35,156 RSF	
Stories	4 Levels
Lease Term	5-15 Years
Availability	Immediate/Ready for TI's
TI Allowance	Negotiable \$ or Build-to-Suit
Parking	3.0/1000 (Valet Assist) \$200 Per Unreserved/Month \$325 Per Reserved/Month

CENTURY CITY

OFFICE CUSTOMIZATION OPPORTUNITIES

BUILDING FEATURES	CUSTOMIZATION AVAILABLE	CUSTOMIZATION NOTES
Building naming rights	✓	Included in agreement
Exterior building top sign (3D)	✓	
Exterior canopy and/or wall sign (3D)	✓	
Exterior brand wall graphic (2D)	✓	Custom wall along Pico Blvd available
Exterior art mural graphic (2D)	✓	Custom wall along Pico Blvd available
Exterior paint	✓	
Exterior amenity area upgrade	✓	Custom roof deck upgrade available
Interior brand wall graphic	✓	
Interior power	✓	
Interior HVAC	✓	
Interior paint	✓	
Interior ceilings	✓	Exposed beam ceiling upgrade available
Interior floors	✓	Concrete floor upgrade available
Interior elevator	✓	New elevator upgrades available
Interior lobby design	✓	
Interior conference room(s) design	✓	
Interior kitchen(s) design	✓	
Interior restroom(s) design	✓	

DESIGN THE INTERIOR AND EXTERIOR OF THE BUILDING TO MATCH YOUR BRAND.

CURATE CUSTOM ART FOR AN OUTDOOR MURAL SURE TO GRAB ATTENTION.

DESIGN A ROOFTOP DECK FOR WORKING, DINING, LOUNGING, AND EVENTS.

CHOOSE YOUR IDEAL LOBBY AND RECEPTION AREA.

YOUR MURAL HERE

YOUR LOGO HERE

CREATE AN INDOOR AMENITY AREA THAT ALIGNS TO YOUR CULTURE.

CUSTOMIZABLE FEATURES



CUSTOM CREATIVE OFFICE
MADE FLEXIBLE, FAST, AND SIMPLE.

FOR MORE INFORMATION, CONTACT:

BRAD FELD

VICE CHAIRMAN
NEWMARK KNIGHT FRANK

213.596.2266

CA RE LICENSE #01011030

ALEX BERGESON

MANAGING DIRECTOR
NEWMARK KNIGHT FRANK

213.596.2240

CA RE LICENSE #01934076

JOON CHOI

PRINCIPAL
HARBOR ASSOCIATES

562.436.6688

HARBORASSOCIATES.COM



BESPOKE

BY HARBOR ASSOCIATES

CENTURY CITY